

TEXAS TRANSPORTATION COMMISSION

GALVESTON County

MINUTE ORDER

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HOUSTON District

In the City of League City, Galveston County, on I-45, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 1669, at Page 205, of the Galveston County Clerk's files, in Galveston County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Silk Road Properties, LLC is an abutting landowner and has requested to purchase the tract for \$33,000.

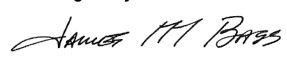
The commission finds \$33,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Silk Road Properties, LLC for \$33,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...
Executive Director

116008 April 29, 2021

Minute Number	Date Passed
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SEPTEMBER, 2020

Tract 17

Page 1 of 4

EXHIBIT _____ A _____

County: Galveston
Highway: Interstate 45 South
Limits: Harris County Line To SH 6
ROW CSJ Number 0500-04-003

**PROPERTY DESCRIPTION FOR
TRACT 17**

Being a 0.0748 acres (3,259 square feet) tract of land out of Lot 1, Block M, of Subdivision 9, further being a portion of that certain Controlled Access Highway Facility as recorded in Vol. 1669, Pg. 205 of the Galveston County Clerk's Files (G.C.C.F.), said 0.0748 acres further described in Metes and Bounds as follows.

COMMENCING at a found 1/2 inch iron rod (having grid coordinates of X= 3,206,320.31, Y= 13,748,468.05) on the west property line of Town of Clear Creek Lot 3, Block C, as recorded under Vol. 119, Pg. 67, G.C.D.R. for the Northeast corner of a called 3.5406 acre tract described in deed to Silk Road Properties, LLC as recorded under Galveston County Clerk's File No. 2003091255 (G.C.C.F.), referenced from G.C.C.F No. 198636594 and Vol. 2423, Pg. 593, G.C.D.R.

THENCE, South 02 DEG. 51 MIN. 31 SEC. East, along the common line of said called 3.5406 acre tract and said Lot 3, a distance of 705.87 feet to a capped 5/8-inch iron rod found on the West line of a called 7.390 acre tract and being on the proposed right-of-way line of I.H. 45 for a Controlled Access Highway Facility as recorded under Vol. 1611, Pg. 312 G.C.C.F. for the East corner of the herein described tract, and **POINT OF BEGINNING**, (having grid coordinates of X= 3,206,355.51, Y= 13,747,763.15).

1. **THENCE**, South 60 DEG. 33 MIN. 39 SEC. West, over and across said Lot 1, Block M, a distance of 46.99 feet to a 5/8 inch iron rod with TxDOT cap set being on the existing right-of-way line of I.H. 45 being the South corner of the herein described tract;
2. **THENCE**, North 29 DEG. 32 MIN. 52 SEC. West, along the existing right-of-way line of I.H. 45, a distance of 144.02 feet to the Northwest corner of the herein described tract;
3. **THENCE**, North 87 DEG. 08 MIN. 39 SEC. East, a distance of 6.92 feet to a 5/8 inch iron rod with TxDOT cap set on the proposed right-of-way line of I.H. 45 and being on the West line of a called 3.5406 acre tract described in deed to Silk Road Properties, LLC as recorded under G.C.C.F. no. 2003091255, referenced from G.C.C.F No. 198636594 and Vol. 2423, Pg. 593, G.C.D.R., being the beginning of a non-tangent curve to the left;**

SEPTEMBER, 2020

Tract 17

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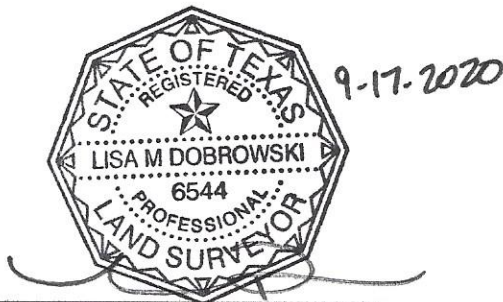
EXHIBIT _____ A _____

4. **THENCE**, along the West line of said 3.5406 acre tract and the proposed right-of-way line of I.H. 45, with said curve to the left, having a radius of 533.69 feet, a central angle of 15 DEG. 49 MIN. 32 SEC., a total arc length of 147.25 feet, and a chord bearing and distance of South 45 DEG. 41 MIN. 25 SEC. East, 146.79 feet to the POINT OF BEGINNING and containing 0.0748 acres (3,259 square feet) tract of land.

A parcel plat of even date was prepared in conjunction with this property description.

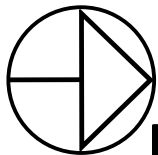
** The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone NAD 83, all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.0013



LISA M. DOBROWSKI
Registered Professional Land Surveyor
Texas Registration No. 6544
September 17, 2020

*Windrose Land Services
11111 Richmond, Suite 150
Houston, Tx. 77082
Phone: 713-458-2281
Fax: 713-461-1151*



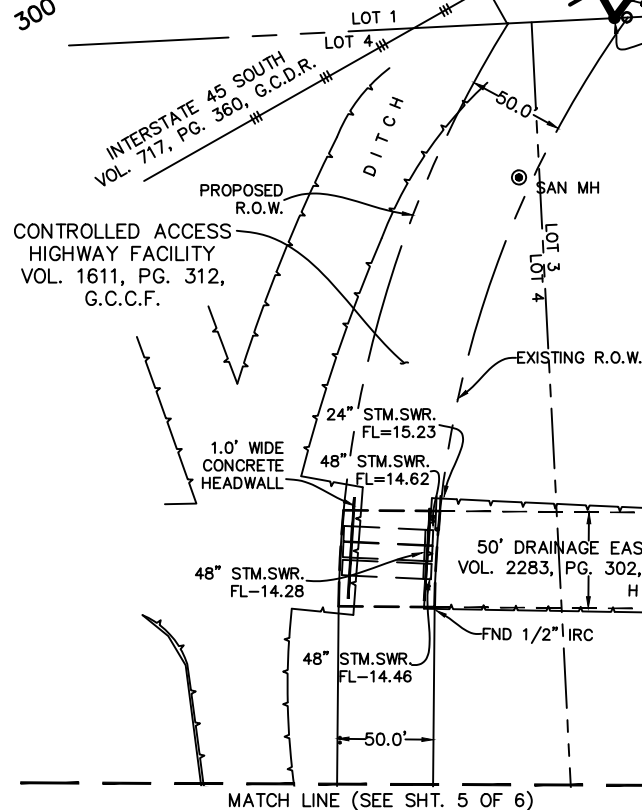
NORTH
NOT TO SCALE

INTERSTATE 45 SOUTH
300' R.O.W. (VOL. 735, PG. 53, G.C.D.R.)
LOT 1, BLOCK M,
S.F. AUSTIN LEAGUE
SUBD. NO. 9

CONTROLLED ACCESS
HIGHWAY FACILITY
VOL. 1669, PG. 205, G.C.C.F.
SILK ROAD PROPERTIES, LLC
CALLED 0.109 ACRES
G.C.C.F. NO. 2011012649

3,259 SQUARE FEET
OUT OF
THE S.F. AUSTIN LEAGUE,
ABSTRACT NO. 3

SILK ROAD PROPERTIES, LLC
CALLED 3.5406 ACRES
G.C.C.F. NO. 2003091255;
REFERENCED FROM
G.C.C.F. NO. 198636594 &
VOL. 2423, PG. 593, G.C.D.R.



P.O.B.
X: 3,206,355.51 (GRID)
Y: 13,747,763.15 (GRID)
FND CAPPED 5/8" IR

S 02°51'31" E
705.87'

POC
FND 1/2" IR
X: 3,206,320.31 (GRID)
Y: 13,748,468.05 (GRID)

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	533.69'	15°48'32"	147.25'	S 45°41'25" E	146.79'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 60°33'39" W	46.99'
L2	N 29°32'52" W	144.02'
L3	S 87°08'39" W	6.92'

TOWN OF CLEAR CREEK
LOT 3, BLOCK C
VOL. 119, PG. 67, G.C.D.R.

SOUTH 3/4 OF LOT 3
AND THE NORTH 1/2
OF LOT 4, BLOCK C,
TOWN OF
CLEAR CREEK
VOL. 1421, PG. 172, G.C.D.R.

INTERSTATE 45 SOUTH
GALVESTON COUNTY, TEXAS
SEPTEMBER, 2020
ROW C.S.J.: 0500-04-037
SCALE: 1" = 100'

DATE OF SURVEY: JUNE 2016

POINT OF BEGINNING

Y: NORTHING	X: EASTING
13,747,763.15 (GRID)	3,206,355.51 (GRID)

CONVEYANCE DATA CHART

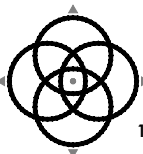
STATION		CURRENT TRACT AC.	NEW ACQUIRED AC./S.F.	APPROX. REMAINDER	
FROM	TO			LEFT(AC.)	RIGHT(AC.)
-	-	-	-/-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.

BEARINGS AND COORDINATES WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83) COORDINATES SHOWN HEREON ARE GRID AND CAN BE CONVERTED TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870. ALL MEASUREMENTS SHOWN HEREON ARE IN US SURVEY FEET.

PLAT SHOWING TRACT 17
INTERSTATE HIGHWAY 45
GALVESTON COUNTY, TEXAS

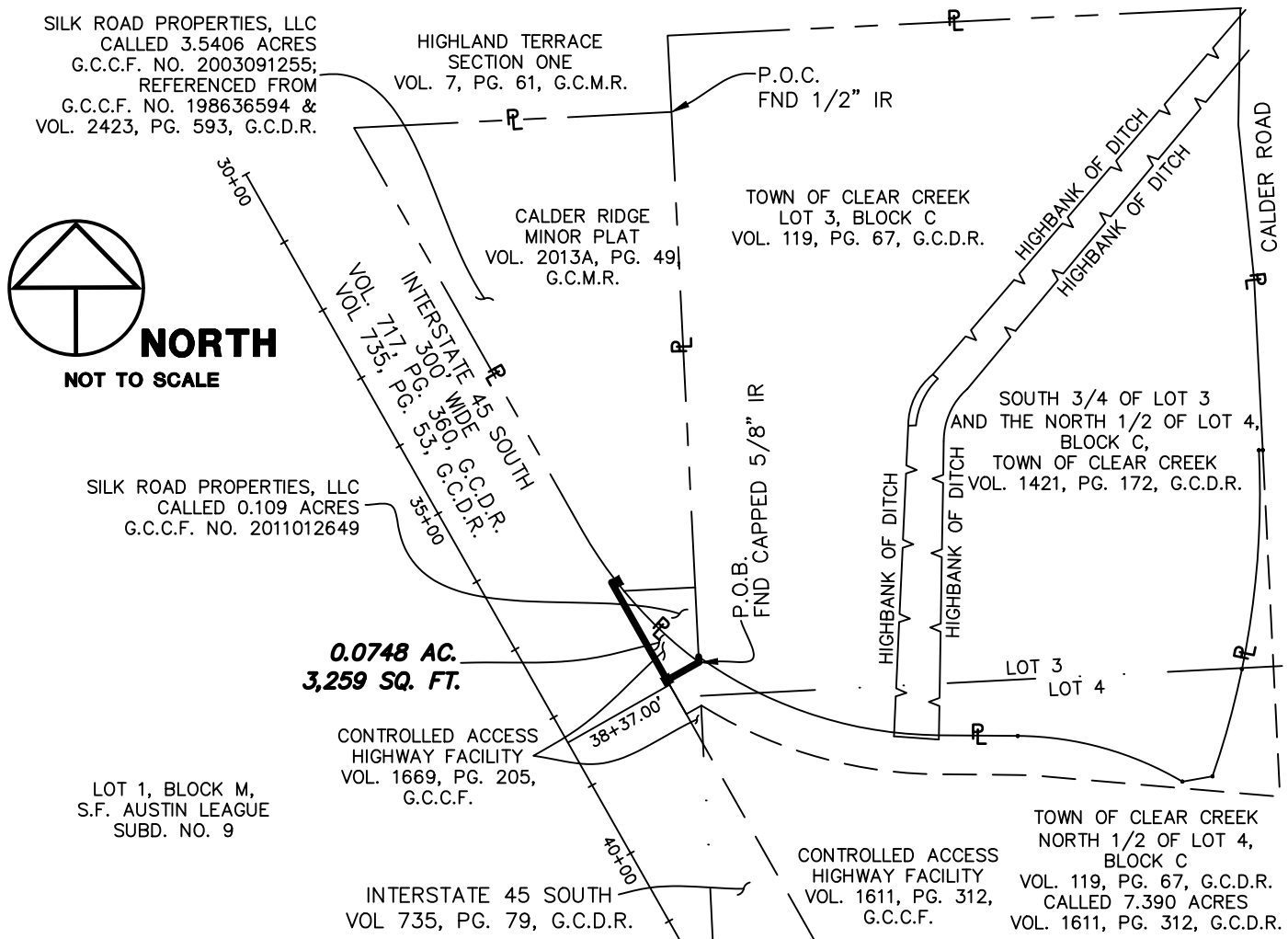
SHEET 3 OF 4



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: CL		
CHECKED: LMD		
APPRVD. BY: LMD		REVISED BY:
DATE: 09-2020	JOB NO: 52892	C.C.S.J. NO. 0500-04-003



LEGEND

- ||— — CONTROL OF ACCESS LINE
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCING
- ◆ — SET 5/8" IRON ROD WITH TX DOT ALUMINUM CAP
- ▲ — FOUND PROPERTY CORNER AS SHOWN
- — SET CONCRETE MONUMENT WITH TXDOT DISK
- — POINT FOR CORNER

GENERAL NOTES

1. A PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PLAT.
2. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.
3. ** DENOTES — THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

I, LISA M. DOBROWSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6544 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REFLECTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LIMITS, BOUNDARIES AND CORNERS ARE TRULY SHOWN JUST AS FOUND AT THE TIME OF SURVEY.

GIVEN UNDER MY HAND SEAL THIS THE 17TH DAY OF SEPTEMBER, 2020.



LISA M. DOBROWSKI, RPLS 6544

DATE OF SURVEY: SEPTEMBER 2020

PLAT SHOWING TRACT 17
INTERSTATE HIGHWAY 45
GALVESTON COUNTY, TEXAS

SHEET 4 OF 4

DRAWN BY: CL		
CHECKED: LMD		
APPRVD. BY: LMD		REVISED BY:
DATE: 09-2020	JOB NO: 52892	C.C.S.J. NO. -